(g) As reported by the society, during the last six months, the society office was shifted from 4/71, Lodhi Road Colony, New Delhi to 164, LIG Flats, Hastsal, New Delhi-59 and thereafter to C-III/247, Lodhi Colony, New Delhi.

Demolition of unauthorised construction in Baba Kharak Singh Marg

1535. SHRI MOHD. KHALEELUR RAHMAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that some unauthorised structures were demolished by the CPWD authorities in Baba Karak Singh Marg Government quarters in the months of January, 1992;

(b) whether it is a fact that encroachers of the above structures are still occupying the premises and causing great hardship to the residents and unhygienic conditions in the colony;

(c) if so, what action Government propose to take to remove the encroachers from there and by when;

(d) whether Government have received any representation from the residents of the Baba Kharak Singh Marg quarters, New Delhi regarding the problems being faced by them during the last one year and till date, if so, what are the details thereof; and

(e) what remedial measures Government have taken in this regard ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) Yes, Sir.

(b) Yes, Sir. Some of the encroachers have again occupied the common place unauthorised and other residents are being put to inconvenience due to blockage of passages and unhygienic conditions created by the encroachers.

(c) The matter has been reported again to the police authorities, for removal of unauthorised encroachments. The Residents Welfare Associations have also been requested to pursue the matter with the police authorities for removal of the encroachments and preventing further encroachments through their own efforts.

(d) The representations were received from the Residents Welfare Associations against unauthorised encroachments alleging inconvenience being caused to them on account of such encroachments.

(e) The matter has been reported to the police authorities. All efforts are being made to check the unauthorised encroachments with the help of Residents Welfare Associations and the Police.

Use of residential houses for commercial purposes

1536. SHRIMATI VEENA VERMA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the D.D.A. has allowed the use of residential houses for commercial purposes ;

(b) if so, the terms and conditions laid down therefor ;

(c) whether Government propose to take any action against the persons for violations of these terms and conditions ; and

(d) if so, the details thereof ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) and (b) As per statement attached. (*See below*).

(c) and (d) Delhi Development Authority has reported that violation of terms and conditions on which the non-residential use is allowed/permitted is liable for prosecution under the Delhi Development Act, 1957.

Statement

DDA has stated that it has allowed use of residential houses for non-residential uses on the following terms and conditions :

(i) For Professionals such as Doctors, Lawyers, Architects etc. :—

(a) The professionals should be residing in the residential houses

(b) 25% of the covered area or 50 sq. mtr. whichever is less, is used for professional work.

(ii) The household industrial specified from time to time :—

(a) The activity is carried out in not more than 30 sq. mtr. or 25% of the floor space whichever is less.

(b) The persons running a household industries should be residing in the residential house.

(c) Number of workers should not be more than 5.

(d) Such household units should function only on the ground floor.

(iii) The temporary permission for non-residential uses approved by the Authority is granted :—

(a) For a specified period.

(b) On payment of prescribed composition fee.

(c) On furnishing an undertaking to terminate the non-conforming use and shift to conforming area as prescribed under the Master Plan/Zonal Development Plan by the expiry of the specified period for which permission is granted.

(d) In the case of a tenant, on submission of rent deed executed between owner and tenant furnishing of no-objection from him.

Unauthorised construction in Janakpuri, New Delhi

1537. SHRIMATI VEENA VERMA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether unauthorised constructions have been made by the allottees of Delhi Development Authority Flats (double storey) particularly in Pocket No. 2 Block C2C by First Floor allottees in Janakpuri, New Delhi;

(b) if so, the details thereof;

(c) the number of flats where water tank of ground floor has been shifted/changed by the unauthorised construction; and

(d) the action taken or proposed by the Delhi Development Authority in this regard ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) to (d) Information is being collected and will be laid on the Table of the Sabha.

Cadre review in C.P.W.D.

1538. SHRI RAMACHANDRAN PILLAI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that Cadre Review Case of Ministerial, drawing and class IV staff of CPWD is pending since last four years;

(b) if so, the steps taken by Government for early implementation of cadre review in respect of cadres mentioned above;

(c) whether Government would ensure that cadre review in respect of above-mentioned cadres is implemented before the end of the current financial year ; and

(d) if the answer to part (c) be in negative what are the reasons therefor ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT